

Carol Lumb - Tukwila Shoreline Master Progrm Update

From: "Bill Summers "
To: ,
Date: 08/28/2008 5:04 PM
Subject: Tukwila Shoreline Master Progrm Update
Attachments:

Please see attached letter.

Bill Summers
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EXHIBIT 13 DATE 8/28/08
PROJECT NAME
SMP Update
FILE NO LOG-088

SLEEPING TIGER, LLC

P.O. Box 261

Medina, WA 98039

(425) 454-3775

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August 28, 2008

Mr. Jack Pace
Ms. Carol Lumb
City of Tukwila
Department of Community Development
6300 Southcenter Blvd., Suite 100
Tukwila, WA 98168

RE: TUKWILA SHORELINE MASTER PROGRAM UPDATE

Dear Mr. Pace and Ms. Lumb:

Sleeping Tiger, LLC, a Washington limited liability company, owns 5.8 acres along the Duwamish River in Tukwila which includes approximately 500 feet of river frontage. This property, historically best known as the Seattle South Red Lion Hotel property, is physically located at 11244 Tukwila International Blvd. in Tukwila.

Despite our ownership of significant property along the Duwamish, I was notified for the first time only yesterday that the City of Tukwila was in the process of completing a Shoreline Master Plan Update which would have a significantly adverse impact on both the value and developmentability of Sleeping Tiger's property. A cursory review of the proposed modifications confirmed that they would have the effect of increasing the applicable buffers and development restrictions applicable to the property, none of which are related to and proportionate with the impact associated with the development of our property.

Accordingly, we urge the City of Tukwila to: (i) slow down the process of implementing these onerous regulations; (ii) actively encourage public participation in the regulatory process, especially as to the owners of property directly and substantially impacted by the regulations; (iii) plan to compensate the property owners based on a combination of the fair market value of the property "taken" and the impact on the remainder of the property which are not directly related to the impact of the property's development; and (iv) carefully study and justify the necessity of further impacting the development potential of property beyond the degree absolutely necessary to protect the environment. In this regard, the City of Tukwila should understand that Sleeping Tiger's property is at least ten (10) feet above the level of the Duwamish and provides a habitat to no significant vegetation or animals except for rats and an occasional feral cat.

The last thing that we need is to have the City of Tukwila impose **additional** restrictions on the development potential of Sleeping Tiger's property, especially

considering the scary economic conditions we are facing. If anything, the existing restriction, which are both burdensome and expensive to satisfy, should be significantly reduced in order to encourage economic development within the City of Tukwila.

Sincerely yours,



William C. Summers